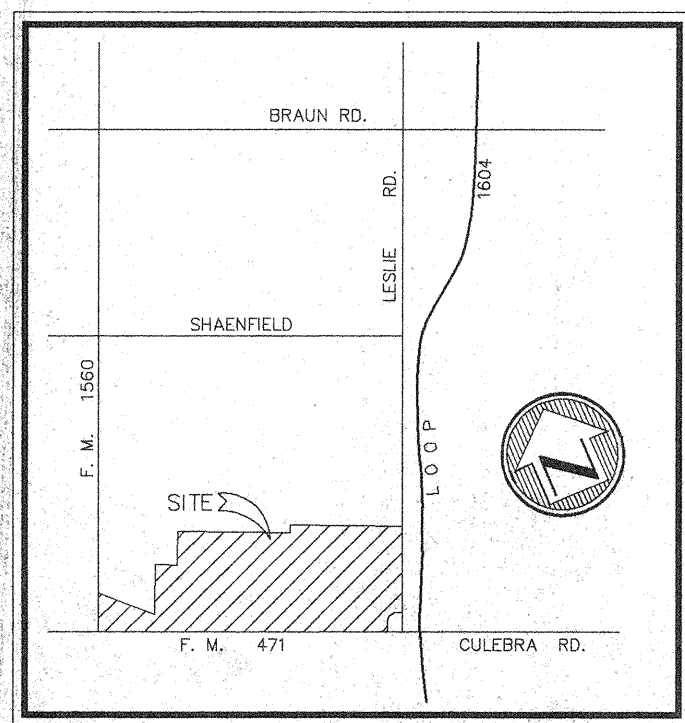
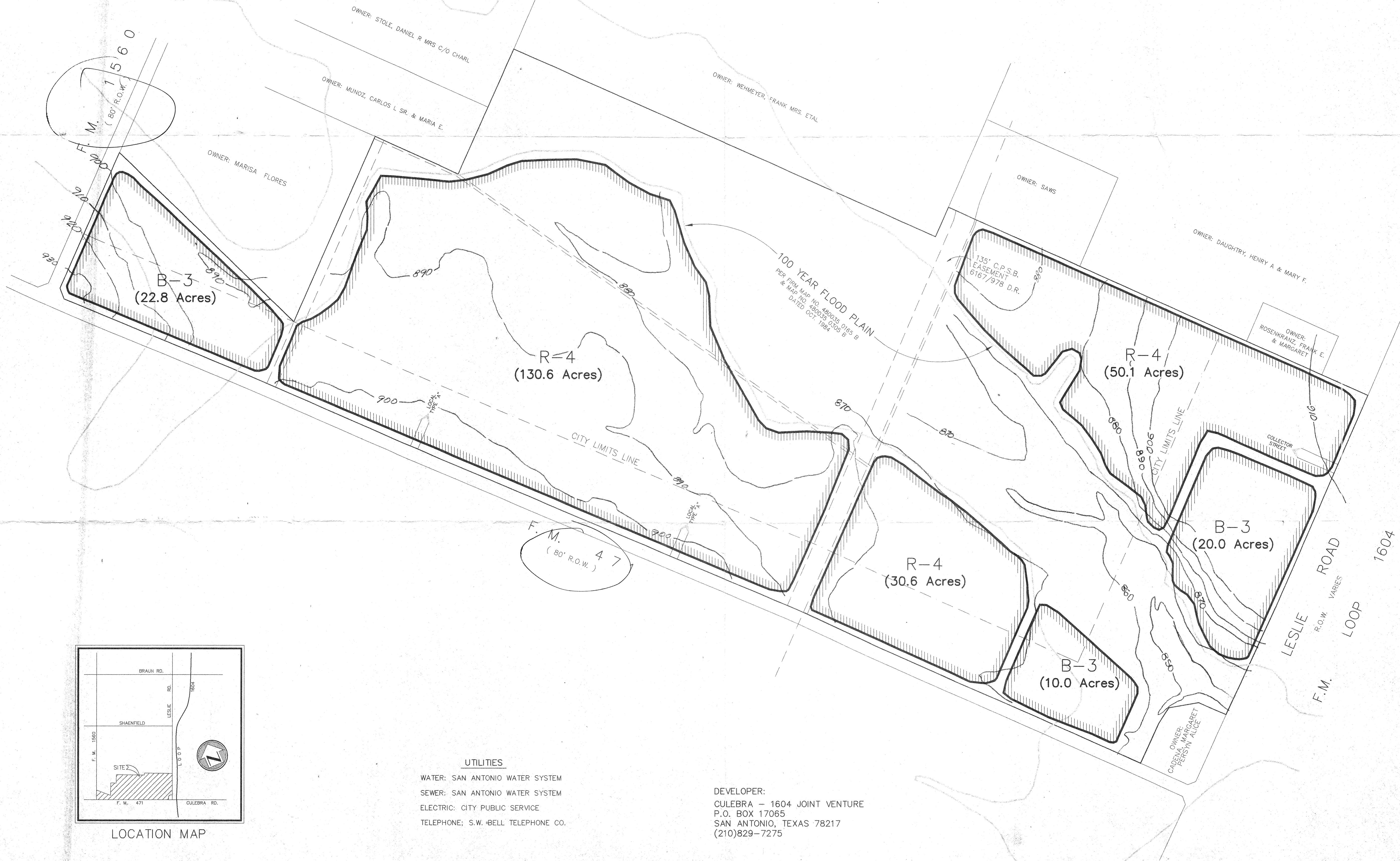


H:\DRAW\HAMELL\WEB NOV 27 15:22:47 1995\LUIS RAMONES



LOCATION MAP

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
CULEBRA - 1604 JOINT VENTURE
P.O. BOX 17065
SAN ANTONIO, TEXAS 78217
(210)829-7275



W.F. CASTELLA & ASSOCIATES, INC.

Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 46283.00

FILE: _____

DATE: 11/27/96

DESIGN: _____

DRAWN: L.R.

CHECKED: _____

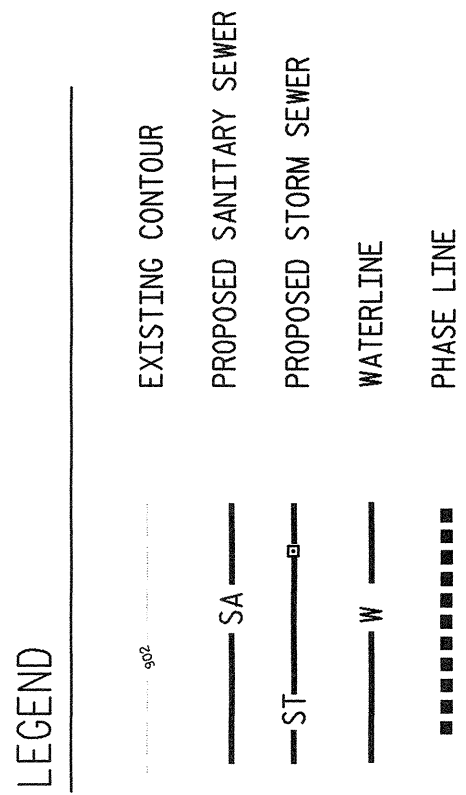
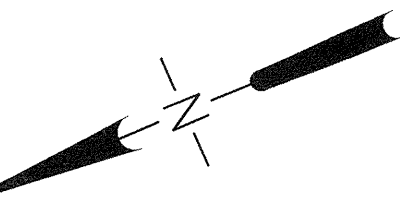
SHEET 1 OF 1

P.O.A.D.P. PLAN

for

STONE BRIDGE

544

[illegible]

CS Engineers, Inc.
90 Broadway
Buffalo, New York 14203

IN CHARGE OF:
MADE BY:
CHECKED BY:



Engineers, Inc.

90 Broadway, Buffalo, New York 14203
(716) 847-1630 Fax: (716) 847-1454

FAX (315) 455-9667 SYRACUSE OFFICE
(607) 724-6029 BINGHAMTON OFFICE
(716) 847-1454 BUFFALO OFFICE

FAX TRANSMITTAL

DATE: 4/2/97
TIME: 11:40
PAGES: 3

(INCLUDING THIS COVER PAGE)

TO: COMPANY: CITY OF SAN ANTONIO DEPT. OF PLANNING
ATTENTION: ELIZABETH CAROL
NUMBER: 210-207-4441
FROM: NAME: LOWELL DEWEY
SUBJECT: STONE BRIDGE

REMARKS:

MS. CAROL: FOR YOUR INFO.- THIS PROJECT HAS ROADP #544
ALREADY ASSIGNED TO IT. ATTACHED LETTERS ARE FOR YOUR FILES.
ALSO- DO YOU HAVE TIME IN YOUR SCHEDULE TO MEET ^{WITH} ME
WEDNESDAY (APRIL 9) MORNING TO DISCUSS OUR PROJECT. IF
YES, PERHAPS YOU COULD FAX ME DIRECTIONS TO YOUR OFFICE.
THANK YOU!

90 BROADWAY
BUFFALO, NY 14203
(716) 847-1630

SYRACUSE, NY
(315) 455-2000
BINGHAMTON, NY
(607) 724-6103



CITY OF SAN ANTONIO

January 27, 1997

Mr. Leo Wright
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Stonebridge

POADP # 544

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Stonebridge Subdivision Preliminary Overall Area Development Plan # 544. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839988 • SAN ANTONIO, TEXAS 78283-9988
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441



Texas Department of Transportation

P.O. BOX 28828 • SAN ANTONIO, TEXAS 78284-8801 • (210) 816-1110

January 6, 1997

P.O.A.D.P. REVIEW 544
Stonebridge

Stonebridge

Located on Loop 1604, From FM 471 NE approx. 2200'

P.O.A.D.P. Reviewed for:

Comments

Noise Migration

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways". (See attached sheets for access eligibility)

WPAP Requirements

Node

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: As TxDOT develops Loop 1604 into a 4-lane divided facility, mainline crossovers will be constructed at FM 471 & Shaeffer Rd. No additional crossovers will be constructed within these limits.

For residential development, all access will be from planned local collector streets. A 1' non-access easement will be required along the frontage of residential development.

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

An Equal Opportunity Employer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 12.3.96
FROM: ELI
ITEM NAME: Stonebridge FILE # 544
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. T/A is required
2. Show Phases
3. Show Approx. densities for each use.
D. Gilani Eng. Associate 12/6/96
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12.3.96
FROM: ELI
ITEM NAME: Stonebridge FILE # 544
RE: POADP.

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

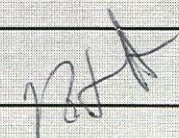
- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN DEVELOPMENT PERMIT AND
DRAINAGE EASEMENTS WILL BE REQUIRE AND
ADDRESS DURING THE PLATTING PROCESS.

Burt Rubio 

Signature

Asst. Eng. Tech 12-05-96

Title

Date



Engineers, Inc.

90 Broadway, Buffalo, New York 14203
(716) 847-1630 Fax: (716) 847-1454

Ms. Elizabeth Carol
City of San Antonio Dept. of Planning
114 West Commerce
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Stone Bridge Manufactured Housing Development

Dear Ms. Carol:

Enclosed for your review is an overall concept plan for the 550+- unit single family manufactured-home development we discussed by phone last week. Phase I is identified on the plan with a heavy dashed line and bearings and distances around its perimeter. Note that the "lots" shown are to indicate leased spaces. All will be owned and managed (on site) by one entity.

I thought that the best approach (because we were lacking the latest city development standards) would be to forward this overall plan to you, discuss the Plat Application and Request for Review forms with you, establish a required fee, then submit a formal application package to your office.

The proposed private roads and a schematic layout of sewer, water, and stormwater drainage systems are all shown on the enclosed plan. The existing topographic features are from a survey by Baker Surveyors, a San Antonio firm. We are in the process of preparing detailed construction drawings at 1"=50' scale that will include grading plans, utility plans and profiles, and City of San Antonio details. If this conceptual layout meets with your general approval, we will complete the final plans and submit them in accordance with the City's development regulations.

I will call to discuss our project after you receive this. Thank you for your time!

Sincerely,

Lowell Dewey, P.E.
C&S Engineers, Inc.

cc Steve Seeberg
Wayne Harwell



CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Zoning Commission

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Stonebridge Commercial N.C.B. 17635 Level 2 Traffic Impact Analysis

Date: January 12, 1999

The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the rezoning of the 23-acre portion of the previously submitted Stonebridge POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Originally, this portion of land was estimated to generate 49 peak hour trips based on the 6th edition of the *ITE Trip Generation Manual*. Rezoning this portion to B-3, the peak hour trips (PHT) increase to 992 PHT, a difference of 943 PHT. These 943 trips must be combined with the 976 trips projected to be generated by the adjoining 47 acres of residential and commercial property in the Stonebridge development. The total 1,968 peak hour trips will be distributed through only three access points, all of which will feed the southbound frontage road on Loop 1604.

A solution to this *significant traffic congestion* requires direct access across Culebra Creek to F.M. 471 and points north and/or west.

Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

RECEIVED
99 JAN 13 AM 9:17
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

C O V E R**S H E E T****FAX**

To: Elizabeth Carrol
Fax #: 207-4441
Subject: **STONEBRIDGE** & PECAN VALLEY HEIGHTS POADP
Date: December 11, 1996
Pages: 1, including this cover sheet.

544

COMMENTS:

The above mentioned POADPs do not indicate a phasing plan for the following reasons:

- 1 - The respective owners do not know how they are going to phase their projects at this time; and
- 2 - It is not required by the UDC.

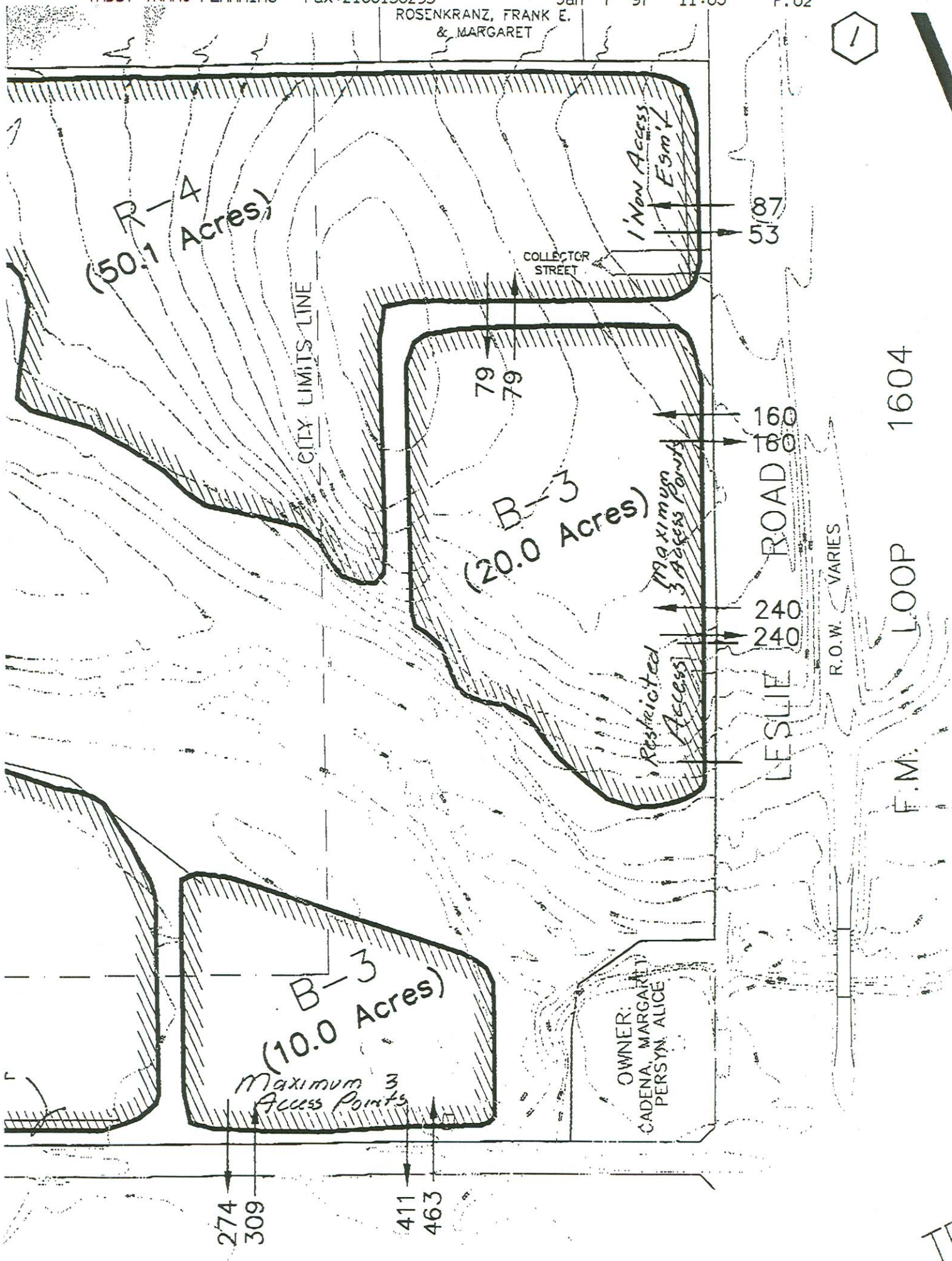
Please give me a call if you would like to discuss this.

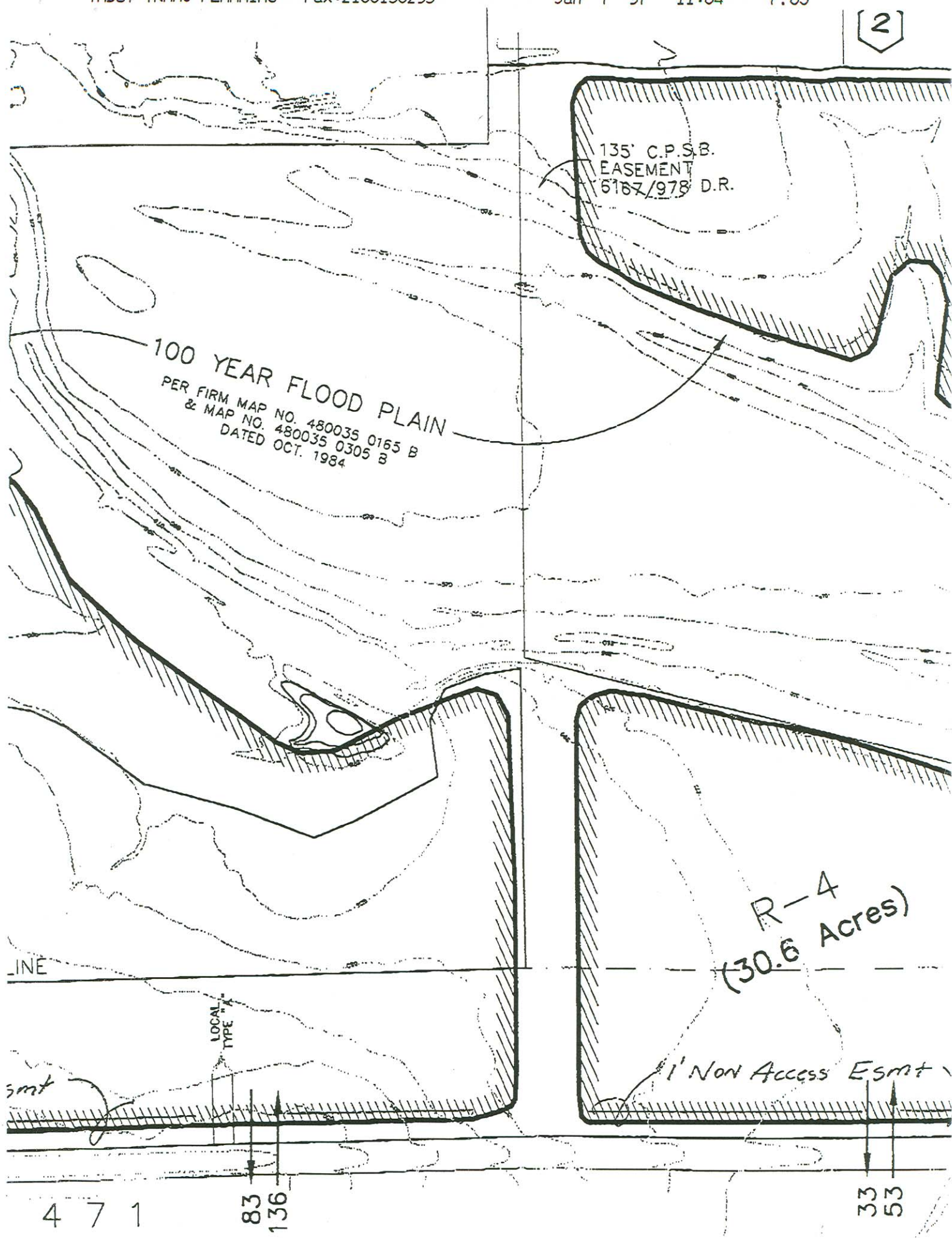
From the desk of...

Steven E. Hanan, P.E., R.P.L.S.
Principal
W. F. CASTELLA & ASSOCIATES, INC.
1039 W. Hildebrand
San Antonio, Texas 78201

210-734-5351
Fax: 210-734-5383

ROSENKRANZ, FRANK E.
& MARGARET





3

R MRS C/O CHARL

S L SR & MARIA E

64.778 ACRES - 4
(130.6 Acres)

CITY LIMITS LINE

LOCAL
TYPE "A"

1' Non Access Esmt

56
91

F. M. 4

(80' R.O.W.)

4

OWNER: STOLE, DANIEL R MRS C

